

**CHECKLIST & TABLE OF CONTENTS****APPLICANT:** Town of Thurmont**NAME OF SUSTAINABLE COMMUNITY:** Town of Thurmont

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- ☐ **TAB #1** Sustainable Community Applicant Information
- ☐ **TAB #2** Sustainable Community Baseline Information and Map: In addition to the baseline narrative, include a hard copy of the proposed Sustainable Communities map in Tab 2.
- ☐ **TAB #3** Local Capacity to Implement Plans & Projects and Workgroup Roster: Attach Sustainable Communities Workgroup roster noted in Section III
- ☐ **TAB #4** Sustainable Community Plan
- ☐ **TAB #5** Progress Measures
- ☐ **TAB #6** Local Support Resolution and Letters of Support: In addition to the local support resolution, please include any letters of support that demonstrate partner commitments to the implementation and/or oversight of the Sustainable Community Plan.
- ☐ **TAB #7** Signed Sustainable Community Application Disclosure Authorization and Certification
- ☐ **TAB #8** CD-ROM: The CD-ROM should include the following contents:
  - ☐ Map in pdf format of the proposed Sustainable Communities area
  - ☐ GIS shapefile of the proposed Sustainable Community boundaries and other GIS related data, eg, spreadsheet of detailed listing of parcels that form the project boundary. If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org
  - ☐ Pictures (jpeg format) of your Sustainable Community as it relates to your application

All documents on this checklist are mandatory.  
Failure to provide the requested document will automatically deny your application.

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**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**

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**Name of Sustainable Community:** Town of Thurmont**Legal Name of Applicant:** Town of Thurmont**Federal Identification Number:** 52-6000810**Street Address:** 10 Frederick Rd., PO Box 17**City:** Thurmont **County:** Frederick **State:** MD **Zip Code:** 21788**Phone No:** (301) 271-7313 **Fax:** (301) 271-2155 **Web Address:** www.thurmont.com**Sustainable Community Contact For Application Status:****Name:** William Blakeslee **Title:** Chief Administrative Officer**Address:** 10 Frederick Rd., P.O. Box 17 **City:** Thurmont **State:** MD **Zip Code:** 21788**Phone No:** 301-271-7313 **Fax:** 301-271-2155 **E-Mail:** bblakeslee@thurmontstaff.com**Person to be contacted for Award notification:****Name:** William Blakeslee **Title:** Chief Administrative Officer**Address:** 10 Frederick Rd., P.O. Box 17 **City:** Thurmont **State:** MD **Zip Code:** 21788**Phone No:** 301-271-7313 **Fax:** 301-271-2155 **E-mail:** bblakeslee@thurmontstaff.com

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, nature, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV)

POINTS IN THIS SECTION WILL BE  
AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH  
DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization  
activities which will be covered in Section IV).

### **A. Proposed Sustainable Area(s):**

**County:** Frederick

**Name of Sustainable Community:** Town of Thurmont

**Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the project location map, a detailed listing of parcels(i.e. Parcel ID Numbers)that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD,**

**[wolters@MdHousing.org](mailto:wolters@MdHousing.org)**

The proposed Sustainable Community Area reflects a combination of the Town's Main Street Program area and the Community Legacy Program area. The Boundary Map will show that the sustainable area ends at Rt. 15 and will not include any property west of Rt. 15.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Approximate number of acres within the SC Area: 1,978.4

Existing Federal, State, or Local designations(check all that apply)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Community Legacy Area | <input checked="" type="checkbox"/> Designated Neighborhood            |
| <input checked="" type="checkbox"/> Main Street           | <input type="checkbox"/> Maple Street                                  |
| <input type="checkbox"/> Local Historic District          | <input type="checkbox"/> National Register Historic District           |
| <input type="checkbox"/> A&E District                     | <input type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC                             | <input type="checkbox"/> State Designated TOD                          |
| <input type="checkbox"/> Other(s)                         |  |

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **Prior revitalization Investments & Smart Growth:**

**(a) List and describe any significant State local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?**

(Answer space 4,000 characters)

Thurmont was designated a Main Street Community in 2005. Since then, leveraging public and private resources of more than \$400,000 has been invested in projects within the Main Street Program Area.

A new optical shop, Thurmont Eye Care has opened recently on Main Street. Thus, continuation revitalization that has taken place and was a major factor in the business owner choosing Thurmont's Main Street area.

Also, Alizee Pathology has moved to Thurmont bringing high paying jobs and a state of the art laboratory.

The following listing of investments in the Sustainable Community Area over the past years and further illustrates the impacts these programs have had in our community:

2005 - Thurmont Trolley Trail - \$10,000  
 2007 - Thurmont Trolley Trail - \$24,000  
 2007 - Thurmont Consultant Historic Trust - \$14,000  
 2008 - Thurmont Trolley Trail - \$26,000  
 2008 - Thurmont Trolley Car - \$30,000  
 2010 - Main Street Headquarters - \$150,000  
 2010 - Eyler Park Restroom / Concession Stand - \$135,000  
 2011 - Senior Center Improvements - \$174,300  
 2012 - Main Street Headquarters Renovations - \$75,000  
 2012 - Community Park Fitness Trail - \$105,000  
 2012 - Food Bank Improvements - \$26,000  
 2013 - Streambank Restoration - \$766,000  
 2013 - ADA Improvements - New Town Office - \$94,000  
 2013 - MEA Energy Grant - \$49,000

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?**

(Answer space 4,000 characters)

There is an inherent opposition to the higher density development necessary to meet Smart Growth objective. Thurmont addressed this issue in its updated Master Plan.

Even though Thurmont has infrastructure problems similar to many other municipalities, the development fees are comparable to other towns and do not appear to be a deterrent to building.

Development in Thurmont has been very limited for the past five years. It will be challenging to apply Smart Growth principles along with applicable Plan Md requirements however adherence to the Master Plan will help make these programs successful.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **B. Community Conditions: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural palces? What is the condition and availability of community parks and recreational assets? Are there transportaion assests? What is the current condition of community infrastructure such as roads and lighting?**

(Answer space 4,000 characters)

The Town's parks and recreational facilities are well maintained and well utilized. eleven (11) parks offer a variety of recreational opportunities for all town residents. Access to public school facilities such as fields and gymnasium, are also available to residents.

The Town is served by an adequate roadway network of State roads, County roads and Local streets. The town uses its Capital Improvement Program (CIP) to perform periodic maintenance on its streets.

The Town also works collaboratively with the County and State on identifying and prioritizing locally significant state road improvements. The collaboration seeks to facilitate safe commute patterns and access to economic development opportunities.

The Town has used Program Open Space and Parks and Playground programs to upgrade parks by adding restrooms, concession stands and modern, safe playground equipment.

The Town also maintains walking and bike paths throughout town which are well used. One fitness trail has ten (10) exercise stations for residents use.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the Area's land use/zoning make-up(residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment?**

(Answer space 4,000 characters)

The Town's 2010 Land Use Plan reflects the variety of planned and existing land uses located within the corporate limits. While the Town's Zoning Code contains the typical residential, commercial and industrial types of districts, the downtown / Sustainable Community Area has a Mixed Use Zoning Designation as a result of 2010 Comprehensive Plan. The Mixed Use area incorporates requirements that new development must comply with certain design criteria, thereby assuring that new projects reflect and respect the existing built environment of downtown Thurmont.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities with in or accessible to residents in the proposed SC Area?**

(Answer space 4,000 characters)

The Thurmont Police Department (TPD) provides 10 uniformed police officers within the Corporate limits of Thurmont. The Thurmont Police Department has the capability to call upon the County and State resources if needed.

Frederick County's Public School System is among the best in the state. The County school system also has a strong graduation rate. The Thurmont area also offers several parochial schools including St. Johns Lutheran Preschool which is located within the Main Street Area as well as three(3) colleges in the neighboring areas.

Sustainable Community Area residents enjoy the Main Street Community which is anchored by the Historical Society and a number of eclectic businesses. A recent Community Legacy Grant as allowed us to purchase the former Library / Church building in the Downtown Area for use as a Main Street Headquarters / Tourism Office. The recently constructed Regional Library provides state of the art services to area residents. A number of other culture, arts and entertainment opportunities are available and accessible to Sustainable Community Area residents and businesses including Gallery Strolls, Art on the Trail, Christmas in Thurmont and Summer music concerts.

Thurmont also hosts the Catocin Colorfest held the 2nd weekend in October which is a nationally known craft show with more than 100,000 people attending each year. This produces a significant economic boost to Thurmont and the surrounding areas.

Another example of the revitalization of our Main Street Area is the opening of an eye care facility on Main Street and also, Alizee Pathology has moved to Thurmont bringing high paying jobs and a state of the art laboratory.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **C. Natural Resources and Environmental Impact: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses of the community's "Natural environment" in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise?**

(Answer space 4,000 characters)

The Town of Thurmont has received the Maryland Community PLANT Bronze Award in 2009 and Silver Awards in 2010 and 2011. This is for our community's commitment to planting and caring for trees while benefiting the health and restoration of Maryland's Urban and Community Forests and the Chesapeake Bay. The Town also has two (2) employees who are Certified through the Maryland Department of Natural Resources Forest Service as Roadside Tree Care Experts and two (2) other employees who are undergoing training.

The Town's Waste Water Treatment Plant currently is undergoing State mandated Enhanced Nutrient Removal upgrades to reduce pollutant loads ultimately ending in the Chesapeake Bay.

The Town of Thurmont is also working with the The American Chestnut Foundation in creating a area within the town for a chestnut tree farm. The goal of this foundation is to restore the American Chestnut Tree to our eastern woodlands to benefit our environment, our wildlife, and our society. Eight Chestnut trees have already been planted with an addition of eight to be planted in the Spring of 2014.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon foot print" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative?**

(Answer space 4000 characters)

Thurmont hosts a Farmer's Market that is held every Saturday morning in the months May through September to offer residents produce and products from the local area.

The Town of Thurmont was the first community in Frederick County to enact a mandatory recycling program which resulted in a reduction of almost 50% in landfill usage from our town.

Thurmont offers curb side pick up of leaves and grass weekly in the months April through November to our citizens. Thurmont also offer a monthly yard waste drop off area. This yard waste is mulched and recycled by the town.

For water conservation Thurmont has kits available to our citizens and soon will be initiating a kit to help citizens reduce electric usage by recognizing energy loses in their home.

The new Thurmont Regional Library offers state of the art resources to Thurmont and surrounding areas.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows.**

(Answer space 4000 characters)

The Town has adopted the standards for Storm Water Management as followed by the County. By so doing, and by delegating the plan review function to the County, development projects in the Town are held to strict Storm Water Management standards.

The Town also partners with the County in the use of a County Staff Planner to assist with development and planning needs of the town.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses**

**(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.**

(Answer space 4000 characters)

Thurmont has an active Main Street Committee which promotes and supports all businesses in Thurmont. This is a definite economic strength for a small municipality such as Thurmont.

Thurmont operates its own Municipal Electric Utility which provides virtually the lowest electric rates in the state. These low rates along with excellent service also provides incentive for economic growth.

There is ample water supply for substantial growth as the Town purchased a permitted well in 2006 which is not yet in use.

The major barrier for economic growth in the last year has been the overall national economy. Thurmont has adequate infrastructure for both commercial and residential growth but current economic conditions appear to have prevented many projects from proceeding.

Thurmont is fortunate that two new healthcare practices have opened side by side on our Main Street next to our "Town Square". This is a significant step to the revitalization of our Down Town area. A major disappointment just occurred when the Bank of America abandoned its Thurmont locations including its building on Main Street. We are working with the Bank's real estate division to find a business to occupy this landmark building.

Broadband access is being initiated for the Thurmont area and should be available in the near future.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs-both homeownership and rental - are affordable to households below 120% AMI, 80% AMI, 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above?**

(Answer space 4000 characters)

The Town's housing market has been negatively effected by prevailing fiscal conditions since the national economic downturn. Approximately 76% of the Thurmont population has homeownership with approximately 24% as rentals. There are approximately 2,500 housing units located within Thurmont's corporate limits.

Within the corporate limits of the town we have several locations that offer low income / senior living. Thurmont Village offers approximately 26 townhouse rental units to low income citizens and Moser Manor offers approximately 27 rental apartments to senior citizens. There are also other programs like Habitat for Humanity that have offered living units located with the town limits for low income families to purchase.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(3) Describe the SC Area's demographic trends (with respect to age, race household size, household income, educational attainment, or other relevant factors).**

(Answer space 4000 characters)

The Town has historically maintained a stable population growth rate. Like most jurisdictions, the town's population is aging. Combined minority populations (African Americans, Native Americans, Asians and Pacific Islanders, and Hispanics or Latinos) in the Town account for less than 5 percent of the total population.

Town residents are well educated with over 90% having earned a high school diploma with 25% having earned a college or professional degree.

Housing options in the Town are much more varied than they are in the unincorporated portion of Frederick County. Thurmont's housing types range from single family detached to residential buildings housing over 12 units. Approximately 18% of all housing units in the Town are multi-family units. Housing densities are generally higher in the Sustainable Community Area than they are in nearby neighborhoods and newer communities. The average rate of owned vs. rented units is approximately 76 percent owned and 24 percent rented.

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### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

**A. Organizational Structure:**

**Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the workgroup advisor or staff manage implementation of the SC Area Plan?**

(Answer space 4000 characters)

The Town of Thurmont is organized under 5 departments - Finance & Administrative Services; Planning, Zoning and Development; Police; Public Works; and, Recreation & Parks that report to the Chief Administrative Officer which is responsible for the day to day operation of the Town. The department heads meet weekly with the Chief Administrative Officer. The Board of Commissioners meets weekly to hold a Town Meeting. The Police Department reports directly to the Mayor.

Organizational Membership on the Sustainable Communities Workgroup will include:

1. Mayor, Town of Thurmont - John A. Kinnaird
2. Chief Administrative Officer - T.B.D.
3. Main Street Manager - Vickie Grinder
4. Administrative Staff - Rebecca Long
5. Planning & Zoning Chairman - Randy Cubbedge
6. Farmers Market Committee Representative - Karen Kinnaird
7. Economic Development Liaison - T.B.D.
8. Thurmont Lions Club - Shirley Long
9. Catocin Colorfest, Inc - Carol Robertson

### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

**B. Organizational Experience:**

**Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?**

(Answer space 4000 characters)

The Town of Thurmont has significant experience in administering successful revitalization projects. Community Legacy projects include the renovation of our abandoned Trolley Line into a beautiful walking and biking trail which starts in the Main Street area and continues over a mile to the new Thurmont Regional Library.

This trail is used extensively by citizens who admire its natural beauty. The trail was built along Hunting Creek through a woodland area and is home to many deer, racoons and other wildlife.

Another Community Legacy project refurbished Thurmont Trolley #5. This Trolley operated from the 1920's until 1953 between Thurmont and Frederick. In 2006, the Trolley was located in a Pennsylvania museum and arrangements were made to obtain the Trolley and move it to Thurmont. Using a Community Legacy grant, the Trolley was cleaned, painted appropriately and placed on wheels and track in a prominent Main Street location. This has proven to be a great attraction to the Main Street area.

Recently, the Town has been able to use Community Legacy funds to purchase a historic building in our Main Street area. This building which dates back into the 1800's has been used as a church, grocery and feed store and most recently as the Thurmont Public Library. Additional Community Legacy funds will be used to restore the building to its historic past and be utilized as a Main Street and Tourism Center.

The Town recently revitalized its Senior Center through the use of a Community Development Block Grant. Attendance at the Senior Center had been dropping due to lack of handicap accessibility. Using the CDBG Grant, the building has become very handicap accessible and attendance is increasing.

The Volunteer Economic Development Committee works with the Town Government to promote local businesses through the Annual Business Expo which typically attracts over 1,000 visitors. Downtown Strolls, and the annual Christmas in Thurmont event is a coordinated effort to support local businesses, encourage new businesses in Thurmont and create more local jobs.

### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

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**C. Public Input:****How did residents and other stakeholders in the community provide input to Action plan described below in section IV?**

(Answer space 4000 characters)

Thurmont's Master Plan was updated in 2010 and provides the basis for planning and programs currently in use. Residents had the opportunity to review, discuss and make suggestions during the process. There were three public hearings and nine more public meetings to allow for resident comment.

The Mayor and Board of Commissioners heard comments during their March 27, 2012 meeting and accept public comment at any Town Meeting.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

##### **A.Supporting existing communities & reducing environmental Impacts.**

**(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so.**

(Answer Space 4,000 characters)

The Town of Thurmont has its own water, wastewater and electric systems. The Town's ownership of these utilities, particularly the electric system, provides an advantage to our residents, businesses and prospective businesses. Our electric rates are amongst the lowest in the state and are significantly lower than rates in the metropolitan areas. This provides an incentive to businesses not available in other jurisdictions.

The town has made major investments in the Wastewater Treatment Plant creating a state-of-the-art facility to exceed current standards, helping to improve livability in Maryland.

The Town Master Plan provides that new development should be designed in a manner to promote Smart Growth principles.

Thurmont received the Maryland Main Street Designation in 2005. This program has been very successful in helping existing businesses and the starting of fifteen new businesses.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community.**

(Answer Space 4,000 characters)

Although Thurmont has sufficient water capacity, the Town purchased a private, permitted well in 2007 which is capable of adding 20% more capacity to our system when needed. This also provides an additional water source in the event of a drought period.

Thurmont's wastewater treatment has won awards in the past for operational efficiency and is currently being upgraded to meet the latest standards. This upgrade is being funded jointly by the State and the Town.

Thurmont is able to offer low electric rates and superior service to residents and businesses through ownership of its own Electric Utility. This allows us to make any necessary upgrades to the electric system in a timely manner.

Future development in town will have to meet all current stormwater regulations. Concepts such as permeable paving, bioretention areas and the measures designed to reduce the TMDL.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative.**

(Answer Space 4,000 characters)

Thurmont was the first municipality in Frederick County to pass an ordinance to make recycling mandatory. The Town also recycles all yard waste which is used by local farmers.

Several civic groups schedule annual "Clean-up" days to clean-up streambeds, streambanks and adjacent areas for major streams in Town. Other civic groups sponsor park clean-up which helps eliminates non-biodegradable waste in the environment.

Thurmont advocates "Buy Local" principles that support local business through our Economic Development programs and events. Also the Thurmont First Main Street Farmers Market operates from May through September each year and provides convenient outlet for local farmers.

There is also a feasibility study starting to look into the possible utilization of treated wastewater at a local golf course. This would be a significant water saving measure. The town also provides water-saving kits for homeowners which have proven to be successful.

Thurmont has performed a feasibility study that looked at the possibility of constructing a bio-mass fueled electric generation facility. The study indicated that the facility would be economically feasible if a large purchaser of steam located near the plant site. The Town is pursuing businesses of this type.

Thurmont also has been a recipient for the past three years of a Maryland Plant Award which recognizes our planting of trees to help the environment.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?**

(Answer Space 4,000 characters)

These projects have community wide impacts and required community wide support to be successful. therefore it is necessary for a wide spectrum of the community be represented amongst the stakeholders. The Mayor and Board of Commissioners will be the driving force behind the program but will need the support and advice of diverse groups such as Thurmont's Economic Development group, the Thurmont Lions Club, Boy Scout Troop 270 and other similar groups.

The Thurmont Lion's Club is very active in community affairs and has completed many projects in Town for the betterment of the Community and is always striving to continue this in the future.

Boy Scout Troop 270 is an example of civic responsibility at its finest. This Troop is continually engaged in projects to support the community including scheduled stream clean-ups and many Eagle Scout projects. Troop 270 has a much higher percentage of Eagle Scout through the national average and this is an indication of their dedication to the community.

Residents always have an opportunity to comment on programs during the regularly scheduled meetings of the Mayor and Board of Commissioners.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **B. Valuing communities and neighborhoods -- building up on assets and building in amenities:**

**(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities.**

(Answer Space 4,000 characters)

Thurmont owns twelve (12) parks totaling 82 acres. These parks are entirely within the town limits and most residents reside in close proximity to one or more of these parks.

The new Thurmont Regional Library is a 25,000 square foot facility which provides residents with the most modern library equipment. In addition to the extensive collection of reading and reference material, the library also has several large community rooms which are used to host public meetings along with many children's programs.

Thurmont is also home to the Jacob Weller "Match House" which has historic significance as the first mass producer of friction matches in the United States.

Thurmont is fortunate to be bordered to the West by Cunningham Falls State Park and Catoctin Mountain Park. There is very limited private property between the Town limits and the Parks. As both Parks are continually looking to expand their boundaries rather than sell property, this seems to be the best preservation policy possible.

The Town recently sold 427 acres west of Rt. 15 to the Maryland Department of Natural Resources to enlarge Cunningham Falls State Park which will preserve this land, quite possibly, forever.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character?**

(Answer Space 4,000 characters)

Thurmont is very proud to have been designated a "Main Street Maryland" Community in 2005. This prestigious designation has been instrumental in encouraging a number of new businesses to relocate to Thurmont.

Using a Community Legacy Grant, the Town was able to purchase a historic building in our Main Street area. This building which most recently housed the Thurmont Library, dates back to the 1800's and was used as a church, grocery store and mill in prior years. An additional Community Legacy Grant will help finance renovations to restore the building to its historic roots.

The Thurmont Historical Society maintains its headquarters, know as the "Creager House" in the Main Street area. The Creager House maintains a history of Thurmont through pictures, books and artifacts. The Creager House is a very popular stop during Town events.

Thurmont Trolley #5 was obtained by the Town and refurbished using Community Legacy Funds and volunteers help. This is a great piece of Thurmont history and is a destination in our Main Street area.

The Thurmont Lions Club has started a project to refurbish a small town warehouse in the Main Street area. This warehouse is adjacent to Thurmont's historic Trolley #5 which is a great attraction. The warehouse is being painted with murals depicting historic areas and events in the Thurmont area. This will be additioanl attractions to help make Thurmont's Main Street a destination spot.

The Mayor and Board of Commissioners have committed funds to beautify the Main Street thru acquisition of new benches, trash cans and planters. The Town is currently reviewing proposals for new attractive and efficient street lights for the Main Street area. Plans have been developed to install brick crosswalks.

Recent new businesses in the Main Street area includes an optometrist office and an orthodontist's practice which indicate that our Main Street area is attractive to new buisness.

The Town recognises that a healthy and prospering Main Street is essential for its growth and succes and will contiue to make upgrades.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.**

(Answer Space 4,000 characters)

Thurmont has received a Silver "Plant" Award from the State for the past two years in recognition of the Town's planting of new tree and care of existing trees.

The Town and the Thurmont Lions Club built the popular Thurmont Trolley Trail. This walking / biking trail was funded by Community Legacy grants and is used extensively. The Trolley Trail provides a path from the Main Street area through a beautiful wooded area alive with wild life to the Thurmont Regional Library.

The Thurmont Community Park has a well used fitness trail with ten exercise stations which provides an easily accessible area for resident's use. This is quite popular and heavily used.

The Town has partnered with the American Chestnut Foundation and has planted two chestnut tree orchards in prominent areas of the Town. We believe that successful chestnut orchards will not only help establish these trees again in Maryland but also will provide a destination for visitors.

Also, the Town has received a grant of \$766,000.00 from the Chesapeake and Atlantic Coastal Bays Trust Fund for stabilization and revitalization of over 1,200 feet of streambank along Hunting Creek. Hunting Creek is a famous trout stream originating in the Catocin Mountains and has been fished by Presidents Carter, Hoover and other thousands of avid trout fisherman. As a result of high stream flows, banks have eroded and not only created a less than ideal environment for stream life, it has created dangerous situations for structures. The Town is very grateful for the grant as it will help preserve a wonderful natural resource.

A project has begun to paint an old Town warehouse with murals depicting the history of Thurmont. The Thurmont Lions Club have initiated this project which is expected to become a tourist destination in coming years.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?**

(Answer Space 4,000 characters)

The Mayor and Board of Commissioners are the driving force for these projects but groups such as the Thurmont Lions Club, Thurmont Economic Development Committee, The Thurmont Historical Society, Thurmont Boy Scout Troop 270, The Thurmont Senior Center and Catocin Colorfest Inc. will be active participants in the programs.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **C. Enhancing economic competitiveness:**

**(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds.**

(Answer Space 4,000 characters)

The Town assists potential new businesses through education programs regarding zoning concerns, infrastructure requirements, potential areas of economic assistance and other steps to success.

The Main Street Organization and the Thurmont Economic Committee provide the venue for new businesses to become part of the community and successful. There are monthly meetings with guest speakers who provide information and advise on how to be successful in today's economy. There are many events such as the annual Business Expo which promotes our local business.

There is a strong relationship between the Frederick County offices of Business Development and Retention and their services are available to existing and potential business. Fast track approvals are available and have proven to be successful.

Every October Thurmont hosts the Catocin Colorfest a major, National Craft Show with attendance of 100,000 visitors during the weekend. This provides a great economic boost to Thurmont and surrounding areas. We continue to look at methods to capture all potential benefits of these visitors to our town.

Thurmont has been a supporter and participant in the Journey Through Hallowed Ground program which promotes the historic significance of U.S. Route 15 from Gettysburg to Charlottesville. The Town passed a Resolution of support for the Journey Through Hallowed Ground program and continues to participate. This has provided national exposure for the Thurmont area and has helped to increase Tourism.

Thurmont also is a participant in the Scenic Byways Program and works closely with the Frederick County Board of Tourism as we recognize that tourism is an important part of our local economy. We continually are updating our tourism brochures that are available at state visitor centers as well as Thurmont businesses. Thurmont is fortunate to be adjacent to Cunningham Falls State Park and Catocin Mountain Park. These parks typically have more than 1,000,000 visitors a year and we continually urge these tourists to take advantage of us by using Thurmont businesses while in the area.

We also promote tourism by promoting the Covered Bridges in our area and the historic Catocin Furnace. The Catocin Zoo is also a great tourist attraction and continually works with the Town to develop methods of directing visitors to other Town Businesses.

Thurmont is also in close proximity to Gettysburg with all its tourist. We continue to market our Town thru-out Gettysburg's Visitor Center, Campgrounds, motels etc.

Tourism is a major portion of the Thurmont economy and we expect it to continue growing.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area?**

(Answer Space 4,000 characters)

All of Thurmont's economic activities are designed to ultimately create jobs in Town. It is our philosophy that successful businesses lead to more local jobs. Thurmont has been a bedroom community in the past and it is our goal to provide local job opportunities for our residents.

Thurmont supports volunteer business groups which serve as unofficial advisors to the community. The Main Street Manager, a paid Town employee helps to provide direction to business groups and provides the link between Town Government and local businesses. These business groups facilitates meetings for citizens with government agencies providing information regarding business plans, opportunities and government assistance programs. We have an excellent relationship with the Frederick County Office of Business Development and Retention and they provide additional info.

Several years ago the Town, which has its own electric distribution company, had a feasibility study performed to evaluate a Biomass electric generation facility. The Town was looking at an environmentally friendly method of electric generation. However, the study showed that it was not economically practical to be built.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4)**

(Answer Space 4,000 characters)

Thurmont is located in close proximity to Fort Detrick, which expects to add up to 1500 new jobs during the BRAC process. Many Fort Detrick Employees already reside in Thurmont which certainly is a asset to our economy.

Although there has not been significant BRAC effects to date, the fact that so many Fort Detrick employees already live here, we believe this will help steer new arrivals to our Town. We have also made available information regarding the benefits of Thurmont at the Post Community Affairs office.

Our close relationship with the Frederick County Office of Business Development and Retention is a valuable asset and will help us in our effort to attract residents and new business to Thurmont.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?**

(Answer Space 4,000 characters)

The Mayor and Board of Commissioners are the driving force for these projects but groups such as the Thurmont Lions Club, Thurmont Economic Development Committee, The Thurmont Historical Society, Thurmont Boy Scout Troop 270, the Thurmont Senior Center and Catocin Colorfest Inc. are key participants in the program

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

##### **D. Promoting access to quality affordable housing.**

**(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II?**

(Answer Space 4,000 characters)

Ther Town has initiated a project with Habitat for Humanity to contract five units of low income housing. This will be in addition to the 24 units of existing low income housing. Also there are 23 units of low income senior housing available.

The Town has established a relationship with Habitat for Humanity which will encourage additional low income housing availability in the future. The Town has exempted Habitat for Humanity from some of required fees and has helped and will continue to help them fast track permits and approvals.

Although there has been discussion of several large infill projects, only one project has an approved Site Plan as of now. This is for a development of 24 townhomes to be built on a former commercial site near the center of town, adjacent to our Main Street area. The developer intends for these homes to be energy efficient featuring geothermal heat, solar panels, super insulation and other cutting edge efficiencies.

During the last Master Plan update in 2007, the Town established a "Floating Zone" housing district to make it easier for infill development. There is one planned development which will use the "floating zone" district with approximately 100 housing units of single family, townhouses and small multi-family dwellings. It appears that any major new developments in town will use a similar plan of single family, townhouse and multi-family units. This should increase eventually the percentage of rental properties in Thurmont.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation?**

(Answer Space 4,000 characters)

All of the housing projects will allow people access to schools, shopping and potentially more jobs as all will be within walking distances.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) What is your goal for of number of units to be created of affordable workforce housin, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing?**

(Answer Space 4,000 characters)

The Town intends to continue to improve access to low and moderate housing through partnership with organization such as Habitat for Humanity. The Town is continuing to pursue opportunities through programs such as Community Development Block Grants to increase the availability of this housing.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects ntoed in this section?**

(Answer Space 4,000 characters)

The Mayor and Board of Commissioners will be the driving force behind this program. Organizations such as the Thurmont Economic Development Committee, Habitat for Humanity, Thurmont Lions Club and the Thurmont Ministerium will be active participants in the program.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN****E. Support transportation efficiency and access.**

**(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses?**

(Answer Space 4,000 characters)

Thurmont is small enough that virtually all areas of Town are reachable via walking or biking. There is a suitable network of sidewalks and walking trails available highlighted by the Trolley Path from the Main Street Area to the Thurmont Regional Library.

Although the Town continues to lobby for additional transportation opportunities, there is limited mass transportation at present. The Town did pass an ordinance permitting registered taxi service based in Thurmont and one taxi company does operate from Thurmont.

There is opportunity with job possibilities at Fort Detrick as a result of BRAC for more mass transportation to and from the Frederick area and the Town is pursuing this possibility.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3)**

(Answer Space 4,000 characters)

N/A

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?**

(Answer Space 4,000 characters)

The Mayor and Board of Commissioners are the driving force behind implementation of these projects. The Frederick County Board of Commissioners, Frederick County Transit Service, and the Thurmont Economic Development Committee will be participants in a successful implementation.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN****F. Coordinating and Leveraging Policies and Investment**

**(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area?**

(Answer Space 4,000 characters)

The workgroup consists of dedicated elected officials, staff and volunteers from different aspects of the Thurmont community. Program management will be maintained through oversight meetings and timely reporting to the Mayor and Board of Commissioners.

There will be sub-groups formed as necessary to work on specific objectives, again reporting progress regularly.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans?**

(Answer Space 4,000 characters)

The Town's Master Plan, updated in 2010 promotes a Sustainable Community. It states the need for continued improvements in economic development, attention to the Main Street area, need for program to encourage additional low and moderate income housing, planning and zoning techniques to promote Smart Growth and Low Impact Development and programs to preserve historic structures.

The Town has been very successful in the past utilizing state programs such as Community Legacy, Neighborhood Business Works and Main Street. The Town will continue to take advantage of these and similar programs.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) How will the Plan help leverage and/or sustain more private sector investments?**

(Answer Space 4,000 characters)

The diverse membership of the Workgroup provides experience and dedication to meet the expectations of the Sustainability Community Action Plan which in turn will sustain a growing and diverse Main Street Community.

Thurmont's proven success as a Main Street Community combined with Community Legacy programs clearly indicates that the Town is well positioned for continued public and private investment.

## **V. PROGRESS MEASURES**

**For the Plan parts of section IV(A through F):**

**(1) List the specific outcomes that the Plan seeks to produce.**

(Answer Space 4,000 characters)

Housing -

Projects underway

1. Finalize projects with Habitat for Hummanity to build five low income housing units.
2. Continue to provide financial incentives and fast track for low income housing.

Economic Development -

Projects underway

1. Finalizing renovation to historic former Library building utilizing Community Legacy funds and use as Main Street Office and Tourism Center.
2. Increase attendance at business oriented events through Town's relationship with Frederick County Office of Business Development and Retention.
3. Continue mentoring program for potential new business to increase their opportunity for success. Insure that new business are aware of economic assistance opportunities and fast track procedures.
4. Promote Catoctin Colorfest to broader geographic area and imporve local economic benefits from visitors.

Transportation -

Projects underway

1. Town continues to upgrade it Trolley Path to better provide access to the Main Street Area using Program Open Space Funds.
2. Although one taxi service is based in Town, encourage additional taxi companies to open in Thurmont.
3. Continually work to improve Frederick County's limited "Transit" bus service.

Environment and Smart Growth-

Projects Underway

1. Finish \$8,000,000.00 upgrades to Wastewater Treatment Plant to comply with latest ENR requirements.
2. Follow the Master Plan guidelines to use low impact development techniques and Smart Growth principles.

Community Character & Facilities-

Projects underway

1. Finish Renovations to historic building in Main Street area.
2. Finish Renovations to Thurmont Senior Center using CDBG Funding.
3. Upgrade Community Park Fitness Trail to include new exercise stations using Parks and Playgrounds Funds.
4. Plant fifteen trees donated by Thurmont Lions Club as part of "Plant" program.
5. Maintain Chestnut Tree Orchards to become attraction for visitors.

## **V. PROGRESS MEASURES**

**(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes.**

(Answer Space 4,000 characters)

Housing -

Assist in construction of Five Low Income Housing Units

Economic Development -

Insure that new business "Thurmont Eye Care" opens on schedule on Main Street.

Apply for grant funding for Main Street Streetscape improvements.

Transportation -

Finish upgrades to Trolley Trail using POS Funds.

Environment & Smart Growth -

Finish upgrades to WWTP and be operational by July 2013.

Community Character & Facilities -

Apply for CDBG Funding to upgrade Thurmont Food Bank. Secure grant funding to upgrade Fitness Trail in Community Park.

**REPLACE THIS PAGE WITH LOCAL  
GOVERNMENT SUPPORT  
RESOLUTIONS**

**SUSTAINABLE COMMUNITY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:** \_\_\_\_\_

Any one who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

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Authorized Signature

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Print Name and Title

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Date

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